



Shairps Business Park, Livingston

EH54 5FD

- ▶ Trade/industrial/warehouse
- ▶ 3,645 sq ft
- ▶ Available on flexible terms

1 UNIT
AVAILABLE

TO LET



www.livingstontradepark.co.uk

NORTHWOOD
URBAN LOGISTICS 



THE SITE

Approximately 15 miles west of Edinburgh and 33 miles to the east of Glasgow.

- ▶ Livingston Trade Park is designed to offer occupiers full flexibility to fit out as best suits their business
- ▶ The prominent site is situated on Houston Road within the established Houston Industrial Estate, adjacent to J3 of the M8 motorway (0.5 miles)
- ▶ This prime West Lothian location is also well served by the Uphall Railway Station and Edinburgh Airport
- ▶ The units are visible from other local occupiers such as Screwfix, Toolstation, Burton Roofing Merchants, Johnstone’s Decorating Centre, J&W Carpets and VP plc

Accommodation

All areas are approximate on a GIA sq ft basis.

Unit

- 23 Windows and Doors Wholesale Ltd
- 24 YESSS Electrical Ltd
- 25 IOC Anabtawi UK Ltd
- 26 **AVAILABLE 3,645 sq ft (339 sq m)**
- 27 City Plumbing Supplies Holdings Ltd
- 28 Scottish Bioenergy Cooperative Ventures Ltd
- 29 Move Fresh
- 30 Scottish Bioenergy Cooperative Ventures Ltd



1 UNIT
REMAINING

UNIT 26

3,645 sq ft

General Specification

Flexible industrial/warehouse unit finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs with an open plan office of 352 sq ft and WC at the front of the unit.



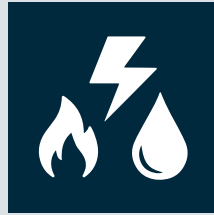
8m clear
internal height



37.5kN sq m
floor loading



Electric
loading doors



Mains gas, electric,
water and ducting
for fibre

Planning Use

The unit has consent for Class 4, 5 and 6 (general business, storage and distribution). There is also consent to construct additional mezzanine space.

Terms

Available on a leasehold basis on FRI terms.



Interior image of unit 23



28

27

26

THE BATHROOM
SHOWROOM
bathrooms.com

CITY
PLUMBING
cityplumbing.co.uk

- PLUMBING
- WATER
- WATER
- WATER
- WATER

COMMERCIAL
WATER

COMMERCIAL
WATER

GENERAL
WASTE
Biffaward



GREEN CREDENTIALS

The scheme ensures an approximate 18.8% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

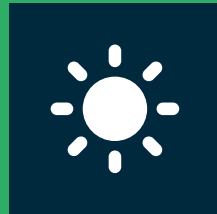
The green initiatives include:



Low air permeability design



2 Electric vehicle charging points per unit



15% warehouse roof lights increasing natural lighting



High performance insulated cladding and roof materials



EPC rating of A



Cycle parking



TRAVEL DISTANCES

Shairps Business Park, Houston Road, Livingston EH54 5FD

Road (travel times by car)

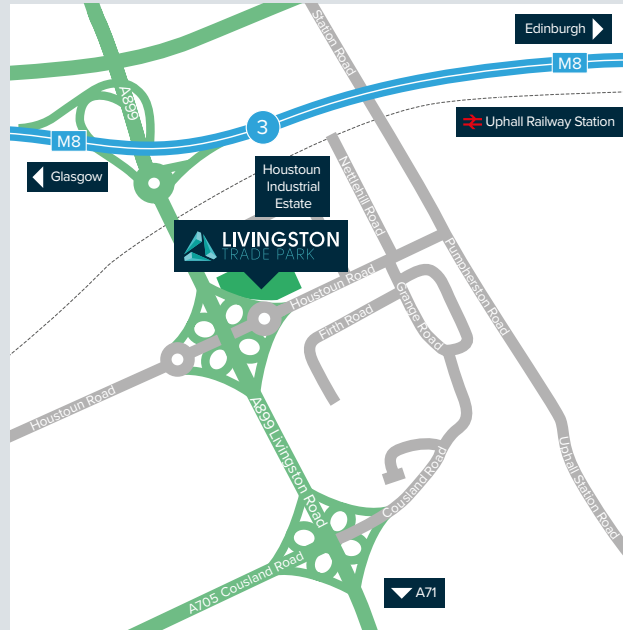
M8 J3	0.5 miles	5 mins
M9 J2	7.1 miles	20 mins
Edinburgh City Centre	15 miles	35 mins
Glasgow City Centre	33 miles	45 mins

Rail

Uphall Railway Station	1.2 miles	6 mins
Livingston North	1.8 miles	6 mins
Livingston South	3.6 miles	8 mins
West Calder	6.2 miles	3 mins

Airport

Edinburgh	10.2 miles	16 mins
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More information available through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2026.